Karen Johnson
Batch # 1229438
01/23/2025 08 07 57 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250123-0005126

Prepared by and Returnable to:
Katie M. Zipper, Esq.
Zipper Law, PLLC
217 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Kali B. Weber 1813A Cahal Avenue Nashville, TN 37206	New Owner	072-15-0S-001.00-CO
THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A. 67-4-409 et seq		

This is a transaction exempt from tax pursuant to Tennessee Code Ann. §67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Kali Brianne Weber v. Matthew Todd Haysley**, Davidson County Third Circuit Court, Case No. 24D1037. Accordingly, **Matthew T. Haysley (a/k/a Matthew Todd Haysley)**, hereinafter called **"Grantor"**, hereby quitclaims and conveys unto **Kali B. Weber (a/k/a Kali Brianne Weber)**, her heirs, successors, and assigns, hereinafter called **"Grantee"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Being Unit A, together with the appurtenant interest in the common elements of Cahal Avenue Townhomes, II a horizontal property regime with private elements established by Declaration in Instrument No. 20150825-0085759, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 10 on the Map showing subdivision of Lots 15 through 25 in Belle Forest Subdivision, of record in Plat Book 547, page 33, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kali B. Weber, a single woman, and Matthew T. Haysley, a single man, as Tenants in Common, with right of survivorship, by Warranty Deed from Megan Cencula and Taylor Reginald Tutt, wife and husband, and Jerome M. Cencula, Jr., a married man, as joint tenants with right of survivorship, dated May 13, 2022, and recorded on May 24, 2022, in Instrument No. 20220524-0059878, Register's Office for Davidson County, Tennessee.

This is improved property known as 1813A Cahal Avenue, Nashville, Tennessee 37206. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17th day of December, 2024.

Grantor:

MATTHEW T. HAYSLEY
(a/k/a Matthew Todd Haysley)

STATE OF Indiana
COUNTY OF Floyd

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Matthew T. Haysley (a/k/a Matthew Todd Haysley)**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of Dec, 2024.

KIRIT PATEL
NOTARY PUBLIC
STATE OF INDIANA
MY COMM. EXPIRES
NOVEMBER 13, 2029
COMMISSION # NP0648824

NOTARY PUBLIC

My commission expires: 11-13-2029

AFFIDAVIT

STATE OF Indiana
COUNTY OF Floyd

The undersigned, after first being duly sworn according to the law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement executed in that certain case styled **~~Kali Brianne Weber~~ v. Matthew Todd Haysley**, Davidson County Third Circuit Court, Case No. 24D1037, and that there was no other consideration given for the transfer.

AFFIANT

Sworn to and subscribed before me, this 17th day of Dec, 2024.

NOTARY PUBLIC

My commission expires: 11-13-2029

KIRIT PATEL
NOTARY PUBLIC
STATE OF INDIANA
MY COMM EXPIRES
NOVEMBER 13, 2029
COMMISSION # NP0648824